

## Impact Fee Calculation Worksheet

**Development Name:**

**Assessment Date:**

Northstar Business Park Block 1, Lot 1 (Frisco Self Storage)  
Block A, Lot 1

30-Mar-01

**Applicant Name:**

**Case Number:**

Frisco Storage Partners, I.P.

Water Utilities		Input #	Equivalency	Service	Water Impact Fees	
Land Use Category	Basis	of Basis	Factor	Units	Lines and Valves	Storage and Pumping
Single Family	Lots		1.00	0	\$0	\$0
Mobile Home	Lots		0.81	0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0
Duplex	Lots		0.70	0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0
Public and Semi-Public						
- School	Acre		2.64	0	\$0	\$0
- Public Hospital	Bed		0.98	0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.32	0	\$0	\$0
Parks and Open Spaces	Acre		0.27	0	\$0	\$0
Retail	Acre		2.60	0	\$0	\$0
Commercial	Acre	4.5814	3.00	13.7442	\$2,529	\$2,804
Office (per 1,000 sf)	M.S.F.		0.52	0	\$0	\$0
Airport	Acre		1.58	0	\$0	\$0
Industrial	Acre		1.58	0	\$0	\$0
<b>Totals</b>					<b>\$2,529</b>	<b>\$2,804</b>

Waste Water Utilities		Input #	Equivalency	Service	Waste Water Impact Fees		
Land Use Category	Basis	of Basis	Factor	Units	Lines	Lift Stations	Treatment
Single Family	Lots		1.00	0	\$0	\$0	\$0
Mobile Home	Lots		0.79	0	\$0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0	\$0
Duplex	Lots		0.71	0	\$0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0	\$0
Public and Semi-Public							
- School	Acre		2.63	0	\$0	\$0	\$0
- Public Hospital	Bed		1.06	0	\$0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.33	0	\$0	\$0	\$0
Parks and Open Spaces	Acre		0.18	0	\$0	\$0	\$0
Retail	Acre		2.65	0	\$0	\$0	\$0
Commercial	Acre	4.5814	1.06	4.856284	\$1,486	\$58	\$996
Office (per 1,000 sf)	M.S.F.		0.53	0	\$0	\$0	\$0
Airport	Acre		1.59	0	\$0	\$0	\$0
Industrial	Acre		1.59	0	\$0	\$0	\$0
<b>Totals</b>					<b>\$1,486</b>	<b>\$58</b>	<b>\$996</b>

Thoroughfares		Input #	Equivalency	Service	Service	Thoroughfare
Note: Input Z in SA for flat 12K rate.		of Basis	Factor	Units	Area (SA)	Fees
Land Use Category	Basis					
Residential (SF)/Single Family	Lots		1.00	0		\$0
Residential (SF)/Mobile Home	Lots		1.00	0		\$0
Residential (SF)/Duplex	Lots		1.00	0		\$0
Residential (MF)/Townhouse	Lots		0.61	0		\$0
Residential (MF)/Multi-family	Units		0.61	0		\$0
Public and Semi-Public						
- School	Acre		1.60	0		\$0
- Public Hospital	Acre		1.60	0		\$0
- Other Public\Semi-Pub.	Acre		1.60	0		\$0
Parks and Open Spaces	Acre		0.10	0		\$0
Retail	Acre		17.30	0		\$0
Commercial	Acre	4.5814	17.30	79.25822	z	\$54,977
Office	Acre		4.50	0		\$0
Industrial	Acre		1.40	0		\$0
<b>Total Thoroughfare Impact Fees</b>						<b>\$54,977</b>

Land Dedication or Park Fees		Input #	Equivalency	Land	Park
Land Use Category	Basis	of Basis	Factor	Dedication Acres	Fee in Lieu of Land
Single Family	Lots		1.00	0.00	\$0
Mobile Home	Lots		1.00	0.00	\$0
Townhouse	Lots		1.00	0.00	\$0
Duplex	Lots		1.00	0.00	\$0
Multi-family	Units		1.00	0.00	\$0

Land = 1: Fees = 2	
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Totals	0.00	\$0
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### Impact Fee Calculation Summary Sheet

**Development Name:**

Northstar Business Park Block 1, Lot 1 (Frisco Self Storage)

**Assesment Date:**

30-Mar-01

**Applicant Name:**

Frisco Storage Partners, I.P.

**Case Number:**

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Water Utilities Impact Fees	Fee Totals	Credits	Remaining Due
Lines and Valves	\$2,529		\$2,529
Storage and Pumping	\$2,804		\$2,804
Total Water Utilities	\$5,333		\$5,333

Waste Water Utilities Impact Fees	Fee Totals	Credits	Remaining Due
Lines	\$1,486		\$1,486
Lift Stations	\$58		\$58
Treatment	\$996		\$996
Total Waste Water Utilities	\$2,540		\$2,540

Thoroughfare Impact Fees	\$54,977		\$54,977
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Park Land Dedication or Park Fee	Acres	Fee	
	0.00	\$0	\$0

<b>Total Impact Fees Assessed and Due</b>	\$62,849	\$0	\$62,849
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**Notes:**

Escrow for futre deceleration on F.M. 2934 (Frisco Street)